

## MARYLAND MUTUAL NO. TEN

*The Kelmscot Village Tidings***Important**

November 6, 2020

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- LW Security:  
(301) 598-1355
- Main Gate:  
(301) 598-1044
- Comcast:  
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**MUTUAL WEBSITE**

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**FROM THE PRESIDENT**

By: Peggy Salazar  
301-598-0373



**“November at its best – with a sort of delightful menace in the air.”** (*Anne Bosworth Greene: English author and artist who lived most of her life on a farm in Vermont where she kept horses and Shetland ponies.*)

It's time to turn off outside spigot shut-off valves! You certainly don't want the mess or expense of a burst pipe, so it's that time of year when you need to turn off BOTH outdoor spigots. One shut-off valve is in your living room closet and the other in your kitchen. If you are having trouble moving the shut-off handle/knob, ask a friend or relative, or call LeRoy Salazar, Vice-President, at 301-598-0373.

Each year Weichert Realtors collects for the Toys-for-Tots Marine Corps Reserve program. On or around November 24, collection boxes will be placed in the lobby of the Admin Building near the Weichert Realtors' desk, next to the post office. All types of **NEW, UNWRAPPED TOYS** are welcomed: games, footballs, models to build, crafts, dolls, plush animals, books, coloring books, crayons, paints, Lego items, puzzles, etc. Leisure World residents, and Mutual 10 homeowners in particular, have always been very generous and creative with gifts given in the past. We look forward to the toy drive and the Marine Corps is grateful for our support!

Soon after Thanksgiving you might hear footsteps on your roof. This will be the workers from the company we hired to clean your gut-

ters. They will also be coming into your patio after getting off the roof to blow out leaves that landed there from the gutters. Don't be alarmed.

I've gotten quite a few calls about a phone scam that continues – that is, posers saying they are from the “Social Security Administration” or the “IRS”. THESE ARE SCAMS. Social Security never calls on the phone UNLESS you already have a scheduled appointment. They don't do unsolicited calls. These are posers who are looking for you to give them personal information. (Visit the Social Security website at ssa.gov to learn how you can tell an authentic call from an erroneous one.) The IRS reaches out by mail only, not by phone. They also never email the status of your tax return. **DO NOT GIVE YOUR SOCIAL SECURITY NUMBER OR YOUR BANK ACCOUNT NUMBERS TO ANY CALLER.** Scammers are often professionals and can be extremely convincing – don't fall for it.

**“In November the world begins at a kitchen table. No matter what, we must eat to live. The gifts of earth are brought and prepared, set on the table. So it has been since creation, and it will go on.”** (*Joy Harjo: Incumbent US poet laureate, the first Native American to hold that honor. She is a member of the Muscogee Nation*)

**P.S.** To satisfy your artist side, Google “James Brunt, Artist”. You will see wonderful artistry in nature using twigs, leaves, stones, shells, etc. Unfortunately all of his work is temporary – fortunately, the artist photographs every one before they disappear. Just gorgeous – feast your eyes!



## Landscaping Report

By Christine Petersen

A quick word about leaves. We have chosen to live in an area with lots of trees ergo leaves. Our contract with McFall and Berry is for THREE leaf pickups. So far we have had ONE. Also gutters are not a part of the landscape committee's task. The Board hires a company to clean gutters after Thanksgiving when most of the leaves are down. Maintenance trimming has been done, but walkways and high branches have not yet been finished.

This month I will plant more Daffodil bulbs in the Rainscape Garden at Kelmscot Dr. and Lindsey Lane. Daffodils are one of my favorite flowers and no animal eats them! They are so cheerful at the end of winter. I have planted in my own flowerbeds lots of Daffodils so they will bloom at different times. The scented ones bloom late Spring.

Home & Garden Vinegar was developed especially for weeds and has come on the market to make up for not being able to use Roundup. Garden plot members have found success with this product. You might want to try it.

There is still time to move a plant to a different area of your garden bed. Gladiolas can be moved if the leaves look brown and withered. If you have moved house plants indoors check for scale insects and bugs. Read the labels of any spray you use inside.

Please notify me of any problems or concerns... 1-757-414-3849.



## Treasurer's Report

By Susan Ascencio

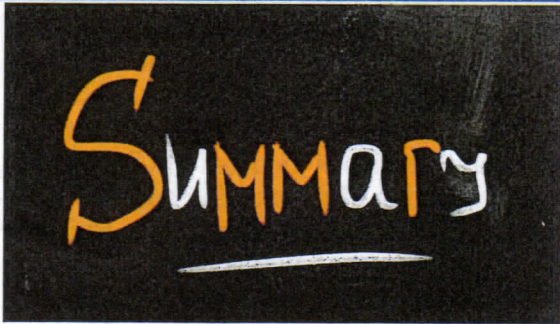
Our finances through September 2020 are as follows:

Income	\$1,008,486	
Expenses	\$974,502	
Excess	\$33,985	
Variance from Budget		\$52,485
Reserve Balance as of 9/30/20		\$744,531

Our financials as of September 2020 have been as expected. Our utility expenses were under budget again this month. Weather has been mild in October and even if we have a cold Nov/Dec we still expect total utility cost and overall budget to be at or under budget for the year.

By now you all should have received the 2021 draft budget for Mutual 10. If you have not received a copy, please let me know so I can make sure you receive a copy for review. I will be available by phone or email if you have any questions, concerns or comments. All community input needs to be received before November 15 when the board will be voting to finalize the budget for 2021.

Stay safe, stay connected, and feel free to contact me with any questions about the community finances. I can be reached via email at [seagol@hotmail.com](mailto:seagol@hotmail.com) or by phone at 703-405-1313.



## Summary of M10 BOD Meeting via ZOOM —October 22, 2020

*By Peggy Salazar*

### General Manager's Report

- As of August 31, 2020, year to date net operating expenses were \$526,400 over budget.
- In the month of September, there were 42 property transfers which totaled \$180,700 in transfer fees.
- Bids were received for the new Admin Building and Clubhouse I on September 21 and a meeting with the bidders was held on October 1.
- MedStar is offering 3 opportunities for flu vaccines. All 3 require a phone appointment by calling the Medical Center at 301-598-1005

### Actions

- All invoices needing payment for the month were approved.
- A resolution was passed to approve the distribution to all homeowners the proposed 2021 budget, for a 30-day review.
- An ABM (Application for Building Modification) was approved for the unit at 14530 Kelmscot, for a kitchen renovation.
- A resolution was passed to approve the 2021 Management and Operating Agreement that Mutual 10 has with Leisure World.
- Since the next BOD meeting would have been on Thanksgiving Day (4<sup>th</sup> Thurs-

day of the month), it was decided to combine November's and December's meetings and hold the next BOD on Thursday, December 17 at 9:30 a.m.

### Notes

- Director Kyle is pleased that she now has 3 volunteers as backups to deliver the Tidings/LW News
- Director Petersen has walked the mutual with the Grounds Department/ Liaison with McFall & Berry to determine if trees need to be cut down or trimmed. She will inform the Board when it's time to clean gutters, after most of the leaves have fallen.
- Treasurer Ascencio is almost finished with a maintenance/reserve plan spanning the next 5 years.



# SUMMARY



## Summary of LWCC Board Meeting — October 27, 2020

*By Paul Eisenhaur*

### ACTIONS

- The BOD approved a policy to allow solar farm initiatives to be first assessed by management for efficacy before going to the BOD for final approval. The solar farm industry in Maryland uses a timeline that needs quicker attention than would be given by LW governance. This would streamline the process, although any financial commitment must be BOD approved.
- The BOD approved two resolutions relating to selecting an Admin Building/Clubhouse I Improvement construction bidder: 1) The LW BOD accepted the recommendation of CPAC to retain Warfel Construction as the General Contractor to complete the following: *Administration building; Clubhouse I Terrace Room, vestibule and canopy; Clubhouse I circle driveway; Rebuilding of the Clubhouse I loading dock area; Demolition of the existing Admin building and construction of a new parking lot in its place.* The General Manager, or his designee, is authorized to: *sign a letter of intent to pursue negotiation of a contract, which may include a reduction in the final cost of the projects without changing the overall scope of the projects, in an amount not to exceed \$8,955,798, and which may include a temporary extension of the bid expiry date; sign a limited notice to proceed which would limit the financial exposure of LW while allowing Warfel to start securing sub-contractor packages and lock in prices within the bid holding period, and get all of their vendors started on submittals/shop drawings.* Funds would come from the Resales Account. 2) The LW BOD agreed to defer construction of the Maryland Room expansion; modification of the Clubhouse Grille entry; the extensive overhead canopies at the front of Clubhouse I, and final paving of the existing and new Clubhouse I parking lots until the Admin Building and Terrace Room vestibule (including the circle driveway) are underway and the available financial resources can be more clearly defined.
- The BOD approved amending previous resolutions referring to the Nine All Systems, Inc. contract, as the contractor for installing gate access software with Gate Logic Security. Because of Covid, the initial contractor was forced to pull out and had to be replaced. The approved cost does not change.
- The LW BOD agreed to engage the services of an executive search firm experienced in the placement of community association senior level executives and/or city managers to assist in the selection of a new General Manager for Leisure World, and directs the Special Personnel Committee (SPC) to present a recommended firm to the BOD for action no later than the January 2021 Board meeting.
- The BOD directed the Special Technology Committee (STC) to develop an internet privacy and information security policy for Leisure World. The Leisure World IT staff shall support the STC in policy development. The policy will cover all LW employees, contractors, LW residents with access to covered information, and it provides for mandatory training for all employees and residents with access to covered data. The policy shall also include all service providers that process or store covered information as soon as possible.
- The LW BOD approved the finalized 2021 Community Facilities Budget of \$14,094,585.

# This & That...

a little of everything

- **LW Strategic Plan** is now available on the resident website (all 80 pages of it). This reflects the large survey we all took part in before Covid. George Mason University (the contractor of the survey) has completed their collating of information and conclusions. Please familiarize yourselves with this Strategic Plan as it not only gives an overview of the state of our community, it gives reasons why actions need to take place in the future (near-term and long-term). Remember, Leisure World is not only a place to live for residents 55-and-older, but it is also a business - with ever increasing competition. The goal has to be to blend both reasons for existing.
- **MetroBus Access within LW** is currently being reviewed by the Security & Transportation Advisory Committee. This is particularly timely because of the concerning incident that occurred a few weeks ago - where a man (not a resident), who came in on the bus, tried to enter 2 homes in Montgomery Mutual.
- **Condo Fee Drop-Off Made Easier** - For residents who wish to drop off their condo fee payment, a new drop box will be placed outside the Admin Office for collection (by the bulletin board).
- **All Comcast Installation** work within the community should be completed within a few weeks' time. If you notice wires/cables sticking out or boxes askew, call Peggy Salazar, President, to report.
- **I Am Happy to Report** that another member of our community has volunteered to be a backup for the delivery of the LW News and the Kelmscot Village Tidings. The more volunteers we have, the easier it is for all of us. The benefits? It gets us out, fresh air, exercise, flexible schedule for delivery and doesn't take a lot of time. The average number of papers to deliver is 30. Thank you for your consideration. **Director Cathy Kyle, 301-706-6477, call me!**
- **TRASH/RECYCLING - Garbage**, in trashcans, to be put out the night before for **Monday & Thursday** pick-up; **Recycling**, in blue containers, to be put out the night before for **Monday & Thursday** pick-up; **Yard Debris**, in tall, yard-recycling paper bags, to be put out the night before for **Monday & Thursday** pick-up ALTHOUGH, you must call the Grounds Department to notify them you have

yard debris for pick-up (301-598-1314); **Paper/print**, in a paper bag or tied with string, to be put out the night before for **Wednesday** pick-up only (please secure properly so paper doesn't fly around the neighborhood when windy).

- **Consistent Reminders:**

1. *Dogs must be on a leash and their "gifts" need to be scooped up. Take the poop bag home to trash it - do not leave it somewhere in the community. **Please Note: Dog feces may carry intestinal parasites. If we or our pets accidentally step in it during our walks, such parasites could be brought into our homes. Cleaning up behind Fido and disposing the bag at our home in a safe container, is another way to keep ourselves and our neighbors safe.***
2. *If you have a maintenance issue, please call **LeRoy Salazar (301-598-0373)** before calling **PPD** or any other company. He will let you know if the issue will be a cost to our Mutual or to you.*
3. *Nothing is to be attached to siding, including the siding on the house inside your patio. Nothing is to be attached to the fencing either. (Only plastic wreath hangers are acceptable.) Gates, and their hardware, should not be altered. Violations will cost you the pricey bill from the siding/fencing company to fix the holes/damage. All gates, fencing and siding are owned and maintained by M10.*



## Welcome to New Residents in M10!

*Anna Ferro at 14507 Kelmscot*

*Latha & Panagodaliyanage*

*Seneviratne at 14675 Kelmscot*





## Board Meeting

### Next Board Meeting

Mutual 10 Board Meeting will be held on December 17, 2020 at 9:30 AM. Via ZOOM

Meeting ID: 835 046 4611 Password: 3547 for both video and phone.  
To Join ZOOM Meeting Via Video:

<https://tinyurl.com/LWMC-Zoom1>

To Join ZOOM Meeting via Phone:  
Dial: +1 301 715 8592

As always, we encourage all residents to attend.



### FROM MUTUAL 10:

